

SUITE #1



1,314 SF

UNION STREET PLAZA

FOR LEASE
1707 UNION ST.
SCHENECTADY, NY 12309

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HIGHLIGHTS

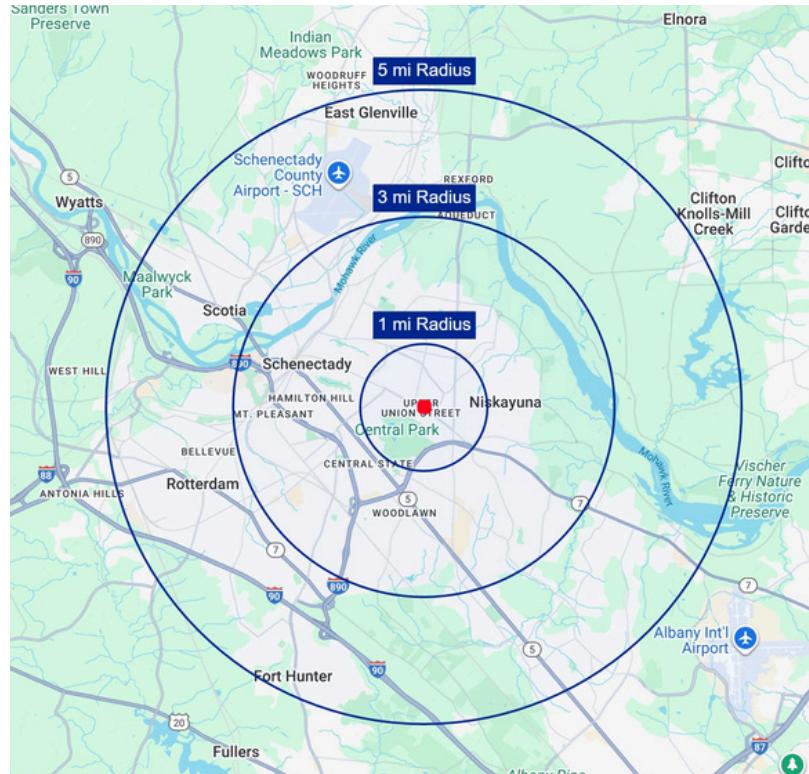
- Zoning: Commercial
- Parcel ID: 421500 50.31-3-25
- Built in 1981
- Parking for +-28
- Located in upper union street business corridor
- Approximately 8,892 ADT (Annual Average Daily Traffic)
- Located just minutes from Union College, Schenectady and Niskayuna schools

OFFERING INFO

Parcel Size:	0.48 acres
Building Size:	8,524 SF
Available Space:	Suite #1 (End Cap) - 1,314 SF
Rent:	\$12.00 NNN + Utilities

DEMOGRAPHICS

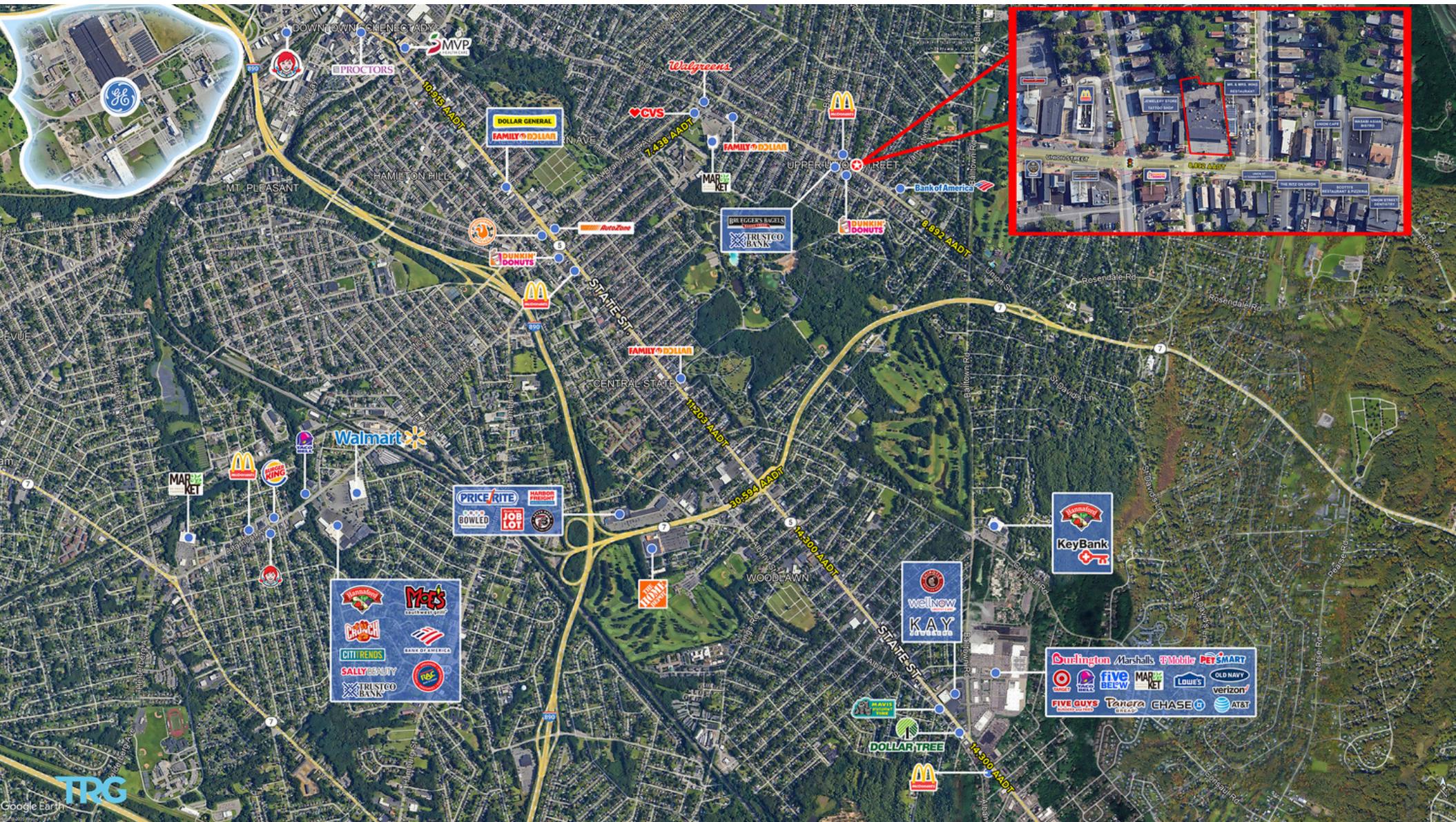
	1 Mile	3 Miles	5 Miles
POPULATION:	14,446	95,631	160,918
HOUSEHOLDS	5,629	38,123	65,606
AVERAGE HH INCOME	\$118,209	\$99,730	\$109,239
DAYTIME POPULATION	8,040	74,791	115,667
BUSINESS ESTABLISHMENTS	365	2,594	4,229



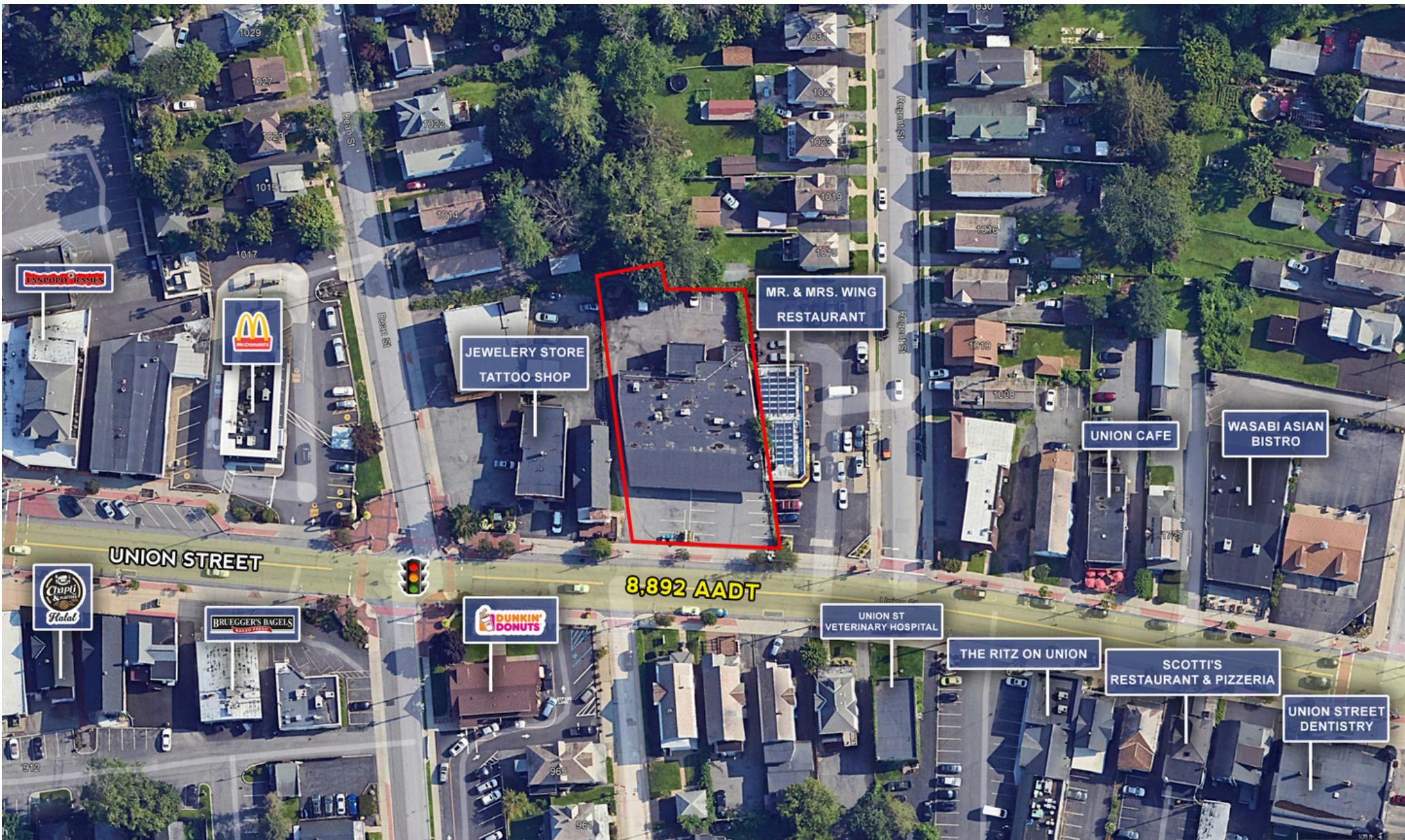
Area Retailers:



MARKET AERIAL



LOW AERIAL

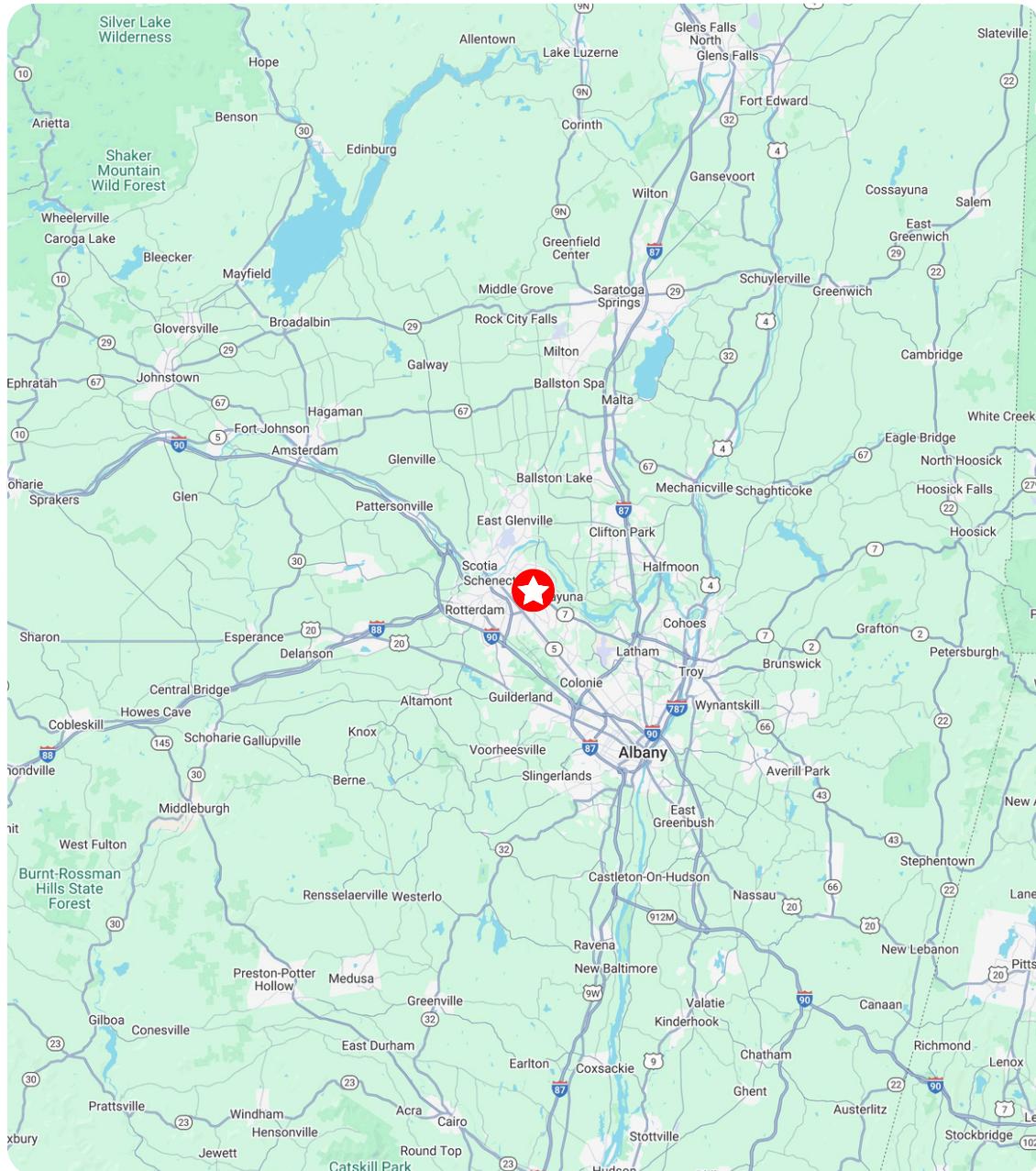


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TRG



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